



5-1
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

*Promoting the wise use of land
Helping build great communities*

MEETING DATE March 10, 2005	CONTACT/PHONE Stephanie Fuhs (805)781-5721	APPLICANT Schaefer	FILE NO. TRACT 2523 SUB 2003-00327
SUBJECT Request by William Schaefer for a Vesting Tentative Tract Map to subdivide an existing 2.5 acre parcel into seven parcels ranging in size from 10,021 square feet to 35, 031 square feet each for the purpose of sale and/or development. The project includes off-site road improvements to South Tejas Place and Cyclone Street. The proposed project is within the Residential Single Family land use category and is located on the west side of Cyclone Street (at 230 Cyclone Street), in the community of Nipomo. The site is in the South County (Inland) planning area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq 2. Approve Vesting Tentative Tract 2523 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 10, 2005 for this project. Mitigation measures are proposed to address Population/Housing, Recreation, Wastewater and Water and are included as conditions of approval.			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 092,123,007	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: 22.112.080 – Nipomo Urban Area Standards			
LAND USE ORDINANCE STANDARDS: Planning Area Standards supercede Land Use Ordinance standards for minimum parcel size			
EXISTING USES: Single family residence			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family/Residences <i>East:</i> Residential Single Family/Residences <i>South:</i> Residential Single Family/Residences <i>West:</i> Residential Single Family/Residences			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Nipomo Community Advisory Council, Public Works, Environmental Health, County Parks, CDF, Nipomo Community Services District, APCD			
TOPOGRAPHY: Level to moderately sloping		VEGETATION: Grasses, forbs, ornamentals	
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: CDF		ACCEPTANCE DATE: August 18, 2004	
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

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ORDINANCE COMPLIANCE:

PLANNING AREA STANDARDS:

The South County Area Plan sets forth a minimum parcel size of 10,000 square feet for the area west of Orchard Avenue to Hazel Lane which supercedes the Land Use Ordinance standards of 6,000 square feet in the Residential Single Family land use category.

Planning Area standards also require right-of-way dedication consistent with the County Circulation Element. The area standards require the installation of street trees at a ratio of one tree per 50 feet of property frontage. On-site local streets, within the subdivision, will also have detached sidewalks, landscaped parkways, and street trees.

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Affordable Housing Fees

Sections 18.07 et. seq of Title 18 of the County Code establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

COMMUNITY ADVISORY GROUP COMMENTS: Supports project with the condition that South Tejas Road is constructed as shown on the tentative map and property is brought into compliance with current NCSD policies.

AGENCY REVIEW:

Public Works – Supports with conditions

Environmental Health – Need final will serve from NCSD prior to map recordation

County Parks – Require Quimby and applicable building division fees

CDF - No comments received

Nipomo Community Services District – final will serve prior to recordation of the final map

APCD – No comments received

LEGAL LOT STATUS:

The one lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Stephanie Fuhs
and reviewed by Kami Griffin, Supervising Planner

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FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 10, 2005 for this project. Mitigation measures are proposed to address Population/Housing, Recreation, Wastewater and Water and are included as conditions of approval.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Single Family land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because the required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of single family residences and residential accessory structures.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support single family residences and residential accessory structures.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project is located within an urbanized area which does not contain substantial fish and wildlife habitat.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

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EXHIBIT B

CONDITIONS OF APPROVAL FOR TRACT 2523 (SCHAEFER)

Approved Project

1. This approval authorizes the subdivision of an existing 2.5 acre parcel into seven parcels ranging in size from 10,021 square feet to 35,031 square feet each.

Access and Improvements

2. Roads and/or streets to be constructed to the following standards:
 - a. South Tejas Place constructed to a 2/3 A-2 section within a 50 foot dedicated right-of-way.
 - b. Cyclone Street widened to complete an A-2 section fronting the property.
3. The applicant offer for dedication to the public by certificate on the map or by separate document:
 - a. For road widening purposes 25 feet along Cyclone Street, to be described as 25 feet from the recorded centerline.
4. All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

Improvement Plans

5. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan (County Health).
 - d. Sewer plan (County Health).
 - e. Grading and erosion control plan for subdivision related improvement locations.
 - f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
 - g. **Prior to approval of tract improvements**, the applicant shall show how the initial landscaping will have low-water requirements. As applicable, at a minimum the following shall be used: (1) all common area and residential irrigation shall employ low water use techniques (e.g., drip irrigation); (2) residential irrigation shall not exceed 50 percent lawn surface with remaining landscaping being drought-tolerant and having low water requirements (e.g. use of native vegetation, etc.); (3) all common area landscaping shall use no turf or other water intensive groundcover and will use ornamental native plants where feasible.
 - h. Parkway and landscape plans for all streets in accordance with Section 22.112.080 of the Land Use Ordinance.
6. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work

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Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

7. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Drainage

8. Submit complete drainage calculations to the Department of Public Works for review and approval.
9. If calculations so indicate, drainage must be retained or detained in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.
10. If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
 - a. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
11. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Utilities

12. Electric and telephone lines shall be installed underground.
13. Cable T.V. conduits shall be installed in the street.
14. Gas lines shall be installed.

Fire Protection

15. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.

Parks and Recreation (Quimby) Fees

16. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

Affordable Housing Fee

17. Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This

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fee shall not be applicable to any official recognized affordable housing included within the residential project.

Landscape Plans

18. ***If a drainage basin*** is required, then submit detailed landscaping plans in compliance with Chapter 22.16/Section 23.04.180 et seq. to the Department of Planning and Building for review and approval prior to filing of the final parcel or tract map. Said plans to include location, species, size, and method of maintenance of all proposed plant materials. All proposed plant materials shall be of a drought tolerant variety and be sized to provide a mature appearance within three years of installation. Plan to include:
- Drainage basin fencing, if the drainage basin has a depth of 2 feet or greater as measured from the top of the rim to the lowest portion of the basin
 - Drainage basin perimeter landscape screening, if the basin is fenced
 - Landscaping for erosion control.
19. All approved landscaping shall be installed or bonded for prior to filing of the final parcel or tract map and thereafter maintained in a viable condition on a continuing basis. If bonded for, landscaping shall be installed within 60 days of completion of the improvements.

Additional Map Sheet

20. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
- That the owner(s) of lot(s) 3 is responsible for on-going maintenance of drainage basin fencing in perpetuity, if the basin is fenced.
 - That the owner(s) of lot(s) 3 is responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity.
 - If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
 - A notice that no construction permits will be given a final inspection until the fire safety conditions established from the California Department of Forestry (CDF)/County Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.
 - All water fixtures installed (including showers, faucets, etc.) that are not specified in the Uniform Plumbing Code shall be of "ultra low flow" design, where applicable. Water using appliances (e.g., dishwashers, clothes washers, etc.) shall be of high water efficiency design. These shall be shown on all applicable plans **prior to construction permit issuance**.

Covenants, Conditions and Restrictions

21. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
- On-going maintenance of drainage basin fencing in perpetuity, if the basin is fenced.
 - On-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity.
 - All water fixtures installed (including showers, faucets, etc.) that are not specified in the Uniform Plumbing Code shall be of "ultra low flow" design, where applicable. Water using appliances

(e.g., dishwashers, clothes washers, etc.) shall be of high water efficiency design. These shall be shown on all applicable plans **prior to construction permit issuance**.

Miscellaneous

22. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
23. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

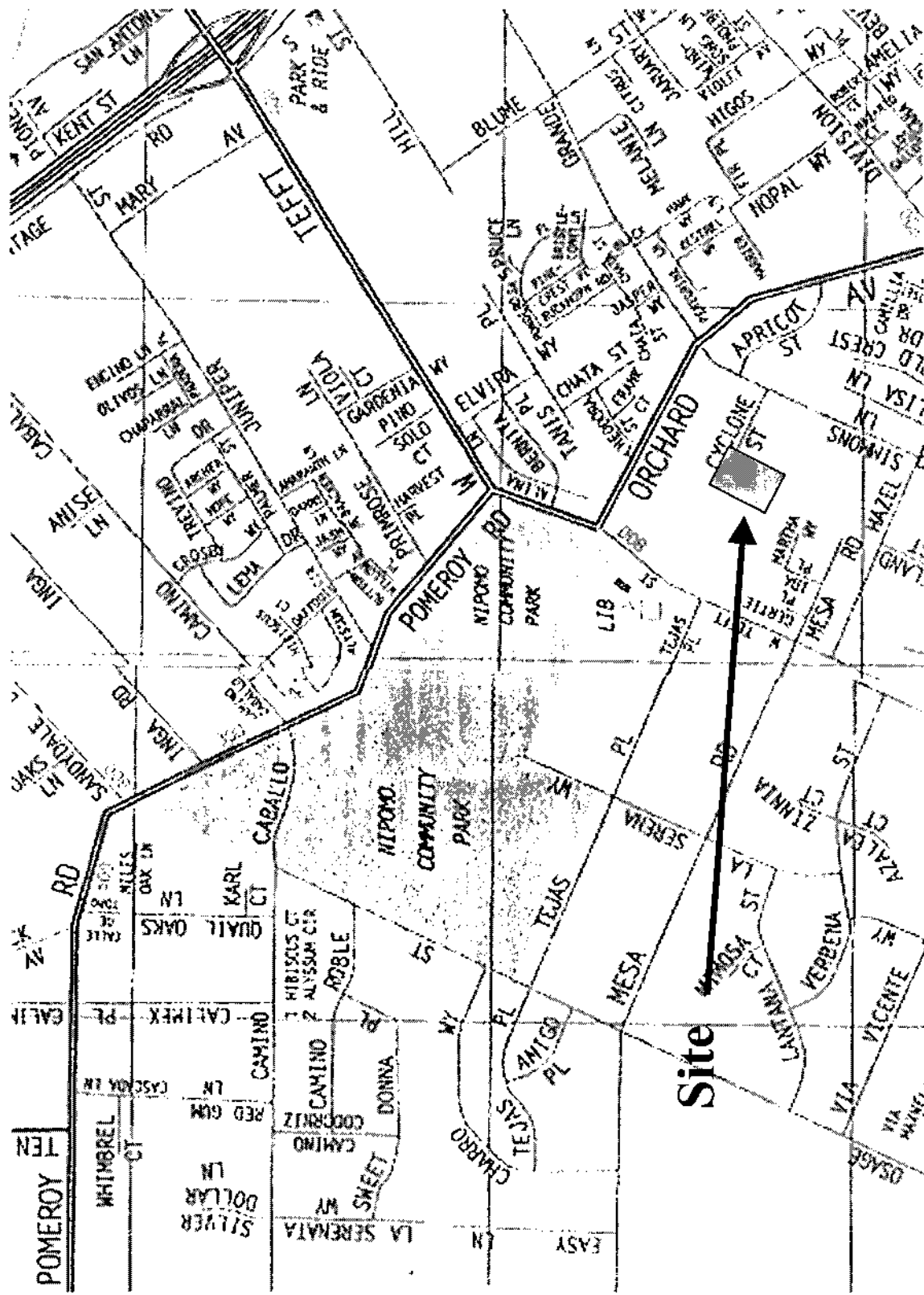
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STANDARD CONDITIONS OF APPROVAL FOR
SUBDIVISIONS USING COMMUNITY WATER AND SEWER

1. Community water and fire protection shall be obtained from the community water system.
2. Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to the county Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of county Public Works, the county Health Department and the public water utility.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the county Health Department.
5. When a potentially operational or operational auxiliary water supply in the form of an existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control device installed at the meter or property line service connection prior to occupancy. (Chapter 8.30, San Luis Obispo County Ordinance)
6. Sewer service shall be obtained from the community sewage disposal system.
7. Prior to the filing of the map a "final will serve" letter be obtained and submitted to the county Health for review and approval stating that community sewer system service is immediately available for connection to the parcels created. Sewer main extensions may be bonded for, subject to the approval of county Public Works and sewer district.
8. No residential building permits shall be issued until community sewers are operational and available for connection.
9. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
10. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
11. Any existing reservoir or drainage swale on the property shall be delineated on the map.
12. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
13. Required public utility easements shall be shown on the map.

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14. Approved street names shall be shown on the map.
15. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
16. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
17. Any private easements on the property shall be shown on the map with recording data.
18. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
19. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
20. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
21. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.



Project

Schaefer Vesting Tentative Tract Map

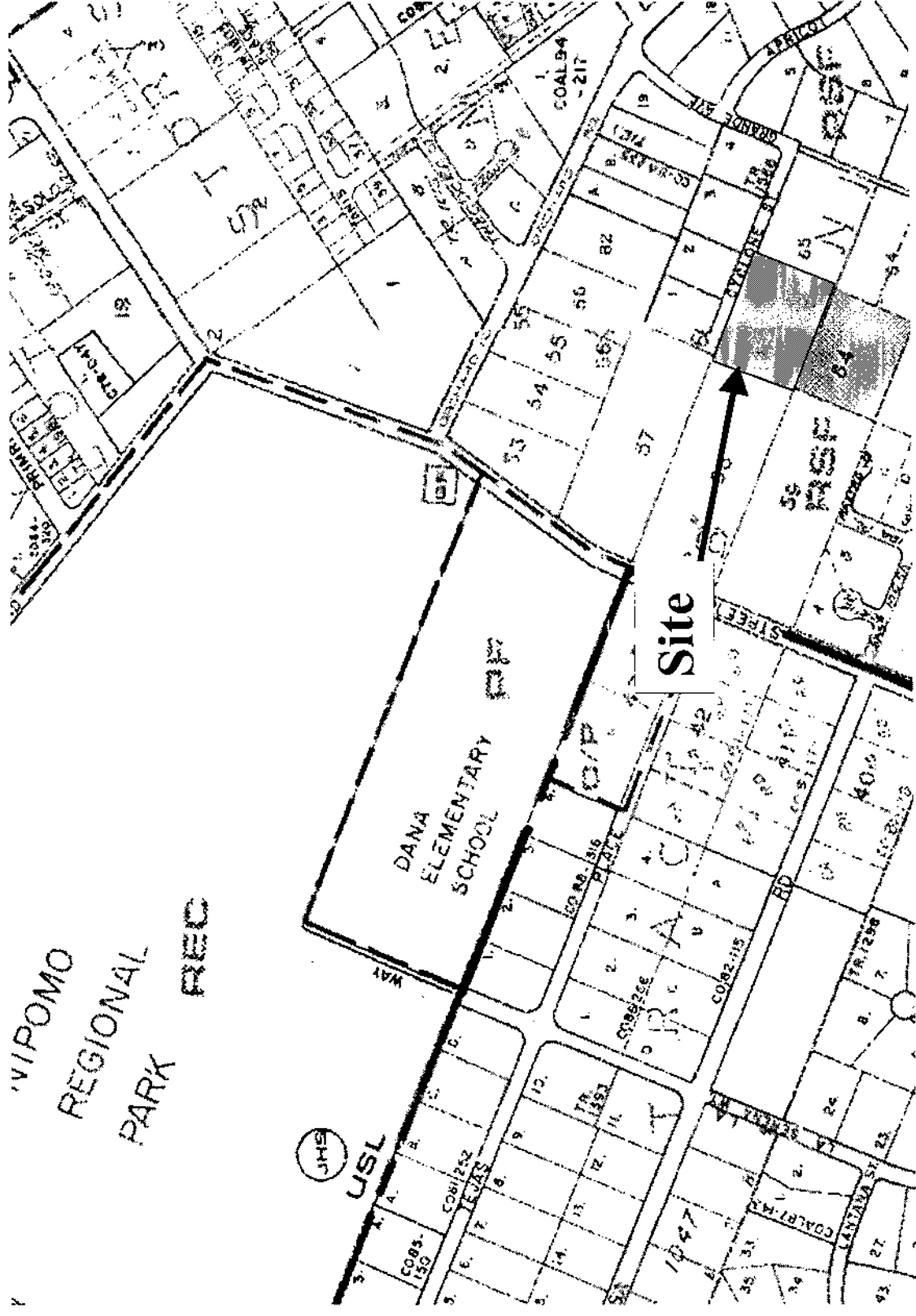
~~SUB 2003-00327/Tract 2523~~



Exhibit

VICINITY MAP

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SF 5-13 181
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

JUN 24

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

6/24/04

FROM

PW
South Co. Team
(Please direct response to the above)

FROM
LO

Schaefer
SUB 2003-00327
Project Name and Number

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION:

TR MAP in Nipomo Subdivide
2.5 acres into 7 lots. 6 @ 10,000 sq. ft. & 1
@ 25,000 sq. ft. West of Hwy. 101.

Return this letter with your comments attached no later than:

7/9/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECOMMEND APPROVAL - STAFFS ATTACHED

03 Aug 2004
Date

Goodman
Name

6262
Phone

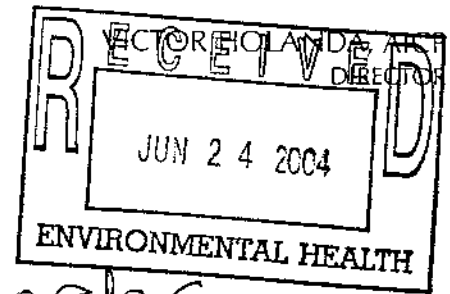


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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

planner?

TRACT # 2523

THIS IS A NEW PROJECT REFERRAL



DATE:

6/24/04

TO:

Env. Health

FROM:

South Co. Team
(Please direct response to the above)

Schaefer

SUB 2003-00327
Project Name and Number

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION:

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YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

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SEE ATTACHED.

6/29/04

Date

Lami Salo

Name

RECEIVED

JUN 30 2004

781-5551

Phone

Planning & Bldg



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County of San Luis Obispo • Public Health Department

Environmental Health Services

2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
(805) 781-5544 • FAX (805) 781-4211

Gregory Thomas, M.D., M.P.H.
County Health Officer
Public Health Director

Curtis A. Batson, R.E.H.S.
Director

April 9, 2004

James Michael McGillis
P.O. Box 709
New Harmony, UT 84757-0709

ATTN: J.M. McGillis
RE: TENTATIVE TRACT MAP 2523 (Shaefer)

Water Supply and Wastewater Disposal

This office is in receipt of a preliminary will serve letter from the Nipomo Community Services District to provide water and sewer services to the above noted tract map. Be advised that a final will serve letter and a full size map will be required prior to final recordation.

TRACT 2523 is approved for Health Agency subdivision map processing.

Laurie A. Salo

LAURIE A. SALO, R.E.H.S.
Senior Environmental Health Specialist
Land Use Section

c Kami Griffin, County Planning
NCSD
Wil Shaefer, Owner



5-76 SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

Planner?

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE:

6/24/04

TRACT 2523

JUN 30 2004

TO:

Nipomo CSD

Planning & Bldg

FROM:

South Co. Team

(Please direct response to the above)

Schaefer

SUB 2003-00327

Project Name and Number

Development Review Section (Phone: 781-788-2009)

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2.5 acres into 7 lots. 6 @ 10,000 sq. ft. & 1
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7/9/04

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☒ YES
☐ NO

YES
NO

(Please go on to Part II)

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☐ YES

NO
YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECEIVED
JUN 25 2004

6-25-04

Date

D Jones

Name

929-1133

Phone



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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

JUL 07 2004

VICTOR HOLANDA, AICP
DIRECTOR

Planning & Bldg
THIS IS A NEW PROJECT REFERRAL

DATE:

FROM:

TO:

6/24/04 07/06/04

Parks

South Co. Team

(Please direct response to the above)

Schaefer

SUB 2003-00327

Project Name and Number

Development Review Section (Phone: 781-788-2009)

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2.5 acres into 7 lots. 6 @ 10,000 sq. ft. & 1
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YES

(Please go on to Part II)

☐

NO

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☒

NO

(Please go on to Part III)

☐

YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

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REQ. Quimby FEES and applicable Building
Division FEES.

07/06/04

Date

Jim Di Leo

Name

4089

Phone

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COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY (SF)

ENVIRONMENTAL DETERMINATION NO. ED04-089

DATE: February 10, 2005

PROJECT/ENTITLEMENT: Schaefer Tract Map SUB2003-00327 TR2523

APPLICANT NAME: Wil Schaefer

ADDRESS: 230 Cyclone Street, Nipomo, CA, 93444

CONTACT PERSON: Surveyor Jim McGillis

Telephone: 805-714-7045

PROPOSED USES/INTENT: A request to subdivide an approximate 2.5 acre parcel into seven parcels, 6 parcels ranging from 10,021 to 10,225 square feet each, and one approximate 35,031 square foot parcel for the sale and/or development of each proposed parcel.

LOCATION: The project is located 230 Cyclone Street, approximately 400 feet west of Grand Avenue, in the community of Nipomo.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on February 24, 2005

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

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California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Schaefer Tract Map; ED04-0327; SUB2003-00327 TR2523

Project Applicant

Will Schaefer

Address: 230 Cyclone Street

City, State, Zip Code: Nipomo, CA 93444

Telephone #: (805)215-2506

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ☐ The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ☒ The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ☐ The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____.
- ☐ Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Stephanie Fuchs for
Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 2/2/05

5-20



**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Schaefer Tract Map ; ED04-0327; SUB2003-00327 TR2523

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Transportation/Circulation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Wastewater |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Water |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Morro Group, Inc.
Prepared by (Print)

[Signature]
Signature

01/31/05
Date

John McKenzie
Reviewed by (Print)

[Signature]
Signature

Ellen Carroll,
Environmental Coordinator
(for)

2/2/05
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Proposal by Will Schaefer for a Tract Map to subdivide an approximately 2.5-acre parcel into seven parcels consisting of six parcels ranging from 10,021 to 10,225 square feet each, and one 35,031 square foot parcel for the purpose of sale and/or development. The project will result in approximately 60,000 square feet of site disturbance of a 2.5 acre parcel. An existing single-family residence is located on the proposed 35,031 square foot parcel (Lot 3) and a 10,000 square foot drainage basin is proposed on this parcel. The proposed project site is in the Residential Single Family land use category located at 230 Cyclone Street, approximately 400 feet west of Grande Avenue, in the community of Nipomo. The site is in the South County (Inland) planning area.

ASSESSOR PARCEL NUMBER(S): 092-123-007

SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLANNING AREA: South County (Inland), Nipomo

LAND USE CATEGORY: Residential Single Family

COMBINING DESIGNATION(S): None

EXISTING USES: Single-family residence

TOPOGRAPHY: Gently to moderately sloping

VEGETATION: Grasses, forbs, eucalyptus stumps

PARCEL SIZE: 2.5 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Single Family/Residences

East: Residential Single Family/Residences

South: Residential Suburban/Residences

West: Residential Suburban/Residences

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project site is located at 230 Cyclone Street, on the south side of Cyclone Street, approximately 400 feet west of Grande Avenue, in the community of Nipomo (refer to Figures 1 through 3). The surrounding area can be characterized as gently to moderately sloping topography developed with single-family residences.

The proposed project consists of subdividing one 2.5-acre parcel into seven parcels consisting of six approximately 10,000-square foot parcels and one approximately 35,000-square foot parcel. A single-family residence is located on the project site, within proposed Lot 3. The remainder of the project site is unvegetated and is undeveloped (refer to Figures 4 and 5). Proposed development includes a 10,000 square foot drainage basin and a retaining wall (maximum height 4 feet).

Mitigation/Conclusion. The proposed project would not result in a significant change to the existing character of the area. Single-family residences surround the project site and the proposed subdivision would create lots consistent with adjacent development in the area. No significant visual impacts are anticipated and no mitigation measures are necessary.

2. AGRICULTURAL RESOURCES*- Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project site is located in the Residential Single Family land use category. The soil type and class for "non-irrigated" and "irrigated" soil, as described in the Natural Resource Conservation Service (NRCS) Soil Survey, is Oceano sand (non-irr: IV, irr: IV). Surrounding land uses include residential development. No agricultural uses are present on the project site or surrounding area.

Mitigation/Conclusion. No agricultural incompatibility impacts would occur; therefore no mitigation measures are required.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. In 1989, the State Air Resources Board (ARB) designated San Luis Obispo County a non-attainment area for exceeding the State's air quality standards set for ozone and dust (small particulate matter or PM10). In 2003, the State ARB determined that the county was in attainment for ozone. The project site is located within the South Central Coast Air Basin and is nearest to the Nipomo Ralco Way Air Quality Monitoring Station. Based on the latest air monitoring station

information (per the County's RMS annual report, 2003), the trend in air quality in the general area is improving where unacceptable PM10 levels were exceeded once in 2002 at the Nipomo monitoring station, which is down from the previous year (two exceedances).

The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gases (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e., application of the CEQA Air Quality Handbook) have helped reduce the formation of ozone.

Impact. Approximately 60,000 square feet of site disturbance would occur during grading activities for the construction of six single-family residences, drainage improvements, and utility installation. This would result in both short-term vehicle emissions and the creation of dust during construction. Implementation of the proposed project would result in the future development of six single-family residences. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will generate less than 10lbs/day of emissions, which is below the threshold warranting any mitigation. Although the proposed project falls below mitigation thresholds for project-specific impacts, implementation of the proposed project would result in the generation of dust, potentially affecting adjacent residences. The proposed project site is located within the Urban Reserve Line (URL) for Nipomo, and is consistent with the land use policies listed in the Clean Air Plan. While the project is not anticipated to exceed the Air Pollution Control District's CEQA significance thresholds for construction or operational activities, due to the potential release of airborne dust during grading activities and the close proximity of private residences surrounding and within the project site, measures to control fugitive dust are appropriate.

In addition, each new residence will be subject to the South County Air Quality Mitigation fee, which is intended to partially mitigate the cumulative effects of new residential development within the South County planning area. This program funds several strategies within the South County to improve air quality and reduce single-occupant vehicles, by: attracting transit ridership through regional bus stop improvements; encouraging carpooling through park-and-ride lot improvements and ridesharing advertising; promoting the use of bicycles through bike lane installation; reducing dust through limited road paving of several unpaved roads; and by providing electronic information/services locally to reduce vehicle trip lengths.

In 1994, the South County Area Plan was adopted and associated EIR certified. As a part of that analysis, a cumulative assessment of the buildout impacts of the Area Plan was completed, which included the ultimate breakdown of the subject property as is currently proposed. While cumulative impacts to air quality was identified in the EIR as potentially significant and unavoidable, the findings recognized that the existing cumulative air quality mitigation program, combined with a slight improvement over the previous Area Plan would offset some of these impacts.

Mitigation/Conclusion. To minimize nuisance dust impacts, the applicant has agreed to implement APCD fugitive dust mitigation measures including the use of water trucks or sprinkler systems to water down airborne dust, revegetation of disturbed areas, limited vehicle speeds (15 miles/hour), sweep streets at the end of each day, and the use of covers or sufficient freeboard on all trucks transporting soil and material. Based on the applicant's required contribution to the South County Air Quality Mitigation fee, and the above mitigation measures, no significant air quality impacts would occur.

5-25

4. BIOLOGICAL RESOURCES -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce the extent, diversity or quality of native or other important vegetation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impact wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project site is a disturbed parcel surrounded by residential development. Vegetation on the project site consists of annual grasses and landscaped vegetation. The Natural Diversity Database (2003) documents sand mesa manzanita (*Arctostaphylos rudis*) located about 0.5 mile south of the project site. No manzanita plants are located onsite. While the project site is within a vernal pool region, no vernal pool habitat is present onsite.

The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species and no significant biological impacts are expected to occur.

Mitigation/Conclusion. Based on the above discussion and absence of sensitive species or habitats, no impacts to biological resources are anticipated and no mitigation measures are necessary.

5. CULTURAL RESOURCES -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disturb historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project site is located in an area historically occupied by the Obispeño and Purisimeño Chumash. Although prehistoric and historic cultural resources are known to exist in the Nipomo Mesa area, several archaeological surveys have been conducted in the area surrounding the project site and no evidence of cultural materials was found. Cultural resource impacts are not expected. No historic structures are present and no paleontological resources are known to exist in the area.

Mitigation/Conclusion. In the event subsurface archaeological resources are discovered during construction, the applicant understands that work must stop, then contact the County pursuant to Section 22.10.040 of the County Land Use Ordinance to evaluate and mitigate for the encountered resources before work may resume. Based on the above discussion and anticipated absence of cultural materials, no additional mitigation measures are necessary.

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Geology. The topography of the project site is gently to moderately sloping. The area proposed for development is outside of the Geologic Study area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered moderate. No active faulting is known to exist on or near the property. The project site is not within a known area containing serpentine or ultramafic rock or soils.

Drainage. The area proposed for development is outside the 100-year Flood Hazard designation. The closest source of surface water is Nipomo Creek, which is located approximately 1.5 miles east of the project site. As described in the NRCS Soil Survey, the soil is considered well drained. A *Preliminary Grading Plan* (J.M. McGillis; July 24, 2004) was prepared for the project including construction of an underground drainage system and a detention basin located in the southern portion of proposed Lot 3, adjacent to South Tejas Place. No significant drainage impacts are anticipated.

Sedimentation and Erosion. The soil type mapped for the project is Oceano sand (0-9% slope). As described in the NRCS Soil Survey, the soil has low erodibility and low shrink swell characteristics. An approximately 50-foot long retaining wall is proposed at the south end of the eastern property line, between proposed Lot 5 and the adjacent property. The proposed retaining wall would range in height from zero to four feet. Grading for and construction of six single-family residences, accessory structures, and associated development would create exposed graded areas subject to increased soil erosion and down-gradient sedimentation. Submittal and approval of an erosion and sedimentation control plan required by Section 22.52.090 of the County Land Use Ordinance at the time improvements are proposed would reduce impacts to less than significant.

The Clean Water Act has established a regulatory system for the management of storm water discharges from construction, industrial and municipal sources. The California State Water Resources Control Board (SWRCB) has adopted a National Pollution Discharge Elimination System (NPDES) Storm Water General Permit which requires the implementation of a Storm Water Pollution Prevention Plan (SWPPP) for discharges regulated under the SWRCB program. Currently, construction sites of one acre and greater may need to prepare and implement a SWPPP which focuses on controlling storm water runoff. Municipal and industrial sources are also regulated under separate NPDES general permits. The Regional Water Quality Control Board is the local extension of the SWRCB, who currently monitors these SWPPPs. This project is disturbing more than one acre and will therefore be subject to the NPDES program.

Mitigation/Conclusion. Standard drainage and erosion control requirements pursuant to the County Land Use Ordinance at the time improvements are proposed would reduce potential impacts to less than significant and no additional specific mitigation measures are required.

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project is not located in an area of known hazardous material contamination. The project is within a high severity risk area for fire. No significant fire safety concerns were identified. The project is not within the Airport Review area.

The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. Pursuant to State Fire Code, standard fire safety measures would be required for future development, such as adequate water supply connection, access road standards, fire extinguishing and alarm systems, and review of installed systems. Implementation of standard requirements would minimize potential fire risk to less than significant and no additional mitigation measures are necessary.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels which exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is located adjacent to South Tejas Place and Cyclone Street, local roads that generate minimal noise in the area. The proposed project will not generate or be exposed to significant stationary or transportation-related noise sources.

Mitigation/Conclusion. No significant noise impacts are anticipated and no specific mitigation measures are necessary.

9. POPULATION/HOUSING -*Will the project:***Potentially
Significant****Impact can
& will be
mitigated****Insignificant
Impact****Not
Applicable**

a) *Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?*

☐☐☒☐

b) *Displace existing housing or people, requiring construction of replacement housing elsewhere?*

☐☐☒☐

c) *Create the need for substantial new housing in the area?*

☐☐☒☐

d) *Use substantial amount of fuel or energy?*

☐☐☒☐

e) *Other Affordable Housing*

☐☒☐☐

Setting. The proposed project would allow for the creation of six new single-family dwelling units. The development would not induce substantial growth in the area or result in the need for a significant amount of new housing. The development of six single-family dwellings will not result in use of a substantial amount of fuel or energy or displace existing housing. In its efforts to provide for affordable housing, the County currently administers a Community Development Block Grant Program, which provides grants to projects relating to affordable housing throughout the county.

Impact. Title 18 of the County Code (Public Facilities Fees) requires that an affordable housing mitigation fee be imposed as a condition of approval of any new residential development project.

Mitigation/Conclusion. Prior to map recordation, the applicant shall pay an affordable housing mitigation fee of 3.5 percent of the adopted Public Facility Fee. This fee will not apply to any county-recognized affordable housing included within the project. No additional mitigation measures are required.

10. PUBLIC SERVICES/UTILITIES -*Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:***Potentially
Significant****Impact can
& will be
mitigated****Insignificant
Impact****Not
Applicable**

a) *Fire protection?*

☐☒☐☐

b) *Police protection (e.g., Sheriff, CHP)?*

☐☒☐☐

c) *Schools?*

☐☒☐☐

d) *Roads?*

☐☐☒☐

10. PUBLIC SERVICES/UTILITIES -
Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

- | | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Solid Wastes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Other _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting/Impact. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest Sheriff substation is in Oceano, which is approximately 11 miles from the proposed project site. The closest CDF fire station is approximately 2 miles northeast in the community of Nipomo. The project is located in the Lucia Mar Unified School District. No significant project-specific impacts to utilities or public services were identified.

Mitigation/Conclusion. This project, along with numerous others in the area will have a cumulative effect on police and fire protection, and schools. Public facility (county) and school (State Government Code 65995 et sec) fee programs have been adopted to address this impact and will reduce the cumulative impact to a level of insignificance.

11. RECREATION - Will the project:

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Increase the use or demand for parks or other recreation opportunities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Affect the access to trails, parks or other recreation opportunities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Other _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting/Impact. The County Trails Plan does not show a future trail on the proposed project site. The proposed project was referred to the County Department of General Services Parks Division for review. The Parks Division did not identify any project-specific potentially significant impacts. Implementation of the proposed tract map and future build-out and occupation of six new single-family residences would contribute to the cumulative demand for recreational resources in San Luis Obispo County.

Mitigation/Conclusion. In order to offset the cumulative demand for recreational resources, the applicant would be required to pay Quimby and Building Division fees (Jan DiLeo; July 6, 2004). No additional mitigation measures are necessary.

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

12. TRANSPORTATION/ CIRCULATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impacts. The project site is located between Cyclone Street and South Tejas Place, west of Highway 101 in the community of Nipomo. Future development of six residences is estimated to generate a total of 60 daily vehicle trips. The amount of additional traffic generated by the project will not result in a significant change to the existing road service levels. Due to the close proximity to the neighborhood, commercial development at Orchard Street and Division Street, and the downtown commercial area, there is a greater likelihood of alternative travel modes being used, namely walking and bicycling.

The proposed project in and of itself will not create a significant need for additional road improvements or facilities. The project, along with others in the area, will have a cumulative impact on transportation facilities. The project site is located in the South County Circulation fee area. New residences would be subject to the circulation fee, which is intended to partially mitigate the cumulative effects of additional traffic generated by new residential development within the South County planning area.

Mitigation/Conclusion. New development is subject to the South County Circulation fee to mitigate the cumulative effects of additional traffic. No other significant impacts were identified and no other specific traffic-related mitigation measures are necessary.

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project's waste disposal needs would be served by the Nipomo Community Services District (NCSD). The Department of Environmental Health has received a "preliminary will serve" letter from the NCSD, which has indicated it has adequate resources to serve the project (Laurie Salo; April 9, 2004).

Mitigation/Conclusion. The Nipomo Community Services District has issued a preliminary intent-to-serve letter for sewer services. A final will-serve letter from the District would be required prior to recordation of the final map. No additional measures are considered necessary and potential water quality impacts are either insignificant or would be reduced to less than significant levels.

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting.

Water Usage. The project proposes to use a community system as its water source. Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 5.1 acre-feet/year (afy):

6 residential lots (0.85 afy) X 6 lots = 5.1 afy

Source: "City of Santa Barbara Water Demand Factor & Conservation Study 'User Guide'" (Aug., 1989)

The project will be using water extracted from the Santa Maria groundwater basin, which is made up of three interconnected sub areas (Tri-Cities, Nipomo Mesa, Santa Maria). Based on the most recent comprehensive study completed for this basin (State Department of Water Resources, "Water Resources of the Arroyo Grande-Nipomo Mesa Area", 2002), while extractions will increase above current levels over the next twenty years, the study concludes that "Supplies appear adequate to meet water demands through water year 2020". However, the study recognizes that there is a sizeable local pumping depression on the Nipomo Mesa that has changed the dynamics of flow between two sub areas (Santa Maria, Nipomo Mesa). The study warns that seawater intrusion could result from this existing pumping depression if water management practices are not changed in the future and this depression continues to grow. Also, due mainly to the absence of current evidence of seawater intrusion, DWR concludes that the basin is not in a state of overdraft. The report does recommend a number of measures to improve monitoring of the basin as well as increase the use of recycled water.

On November 2, 2004, the Board of Supervisors certified RMS Level of Severity 2 for water supply in the Nipomo Mesa area, defined as the area subject to the 2.3% growth limit, as depicted in the Growth Management Ordinance.

Effective immediately, the County Flood Control and Water Conservation District will implement improved well monitoring and water quality monitoring programs for this area.

Water purveyors in the Nipomo Mesa area are encouraged to strengthen their water conservation programs, increase their use of reclaimed water and continue their efforts to secure supplemental water.

Also effective immediately, building permits in the Nipomo Mesa area must include the full range of water conservation measures, including: Indoor measures (Low water-use toilets, showerhead, faucets; Low water-use clothes washers; Automatic shut-off devices for bathroom and kitchen faucets; Point-of-use supplemental water heater systems in bathrooms and kitchen, or circulating hot water systems), and Outdoor measures (Low water-use landscape [Limited landscape area; Limited turf area; Low water-use plant materials]; Hardware [Soil moisture sensors; Drip irrigation system; Separate meter for outdoor water]; Management [Operating manual to instruct homeowner how to use and maintain; water conservation hardware]).

The Board of Supervisors also directed staff to process a general plan amendment (planning area standard) that would expand the application of landscape standards in the LUO (Sec. 22.16.020) for projects in the area subject to the 2.3% growth limit. Low water-use landscapes will now be required for all developer-installed landscapes on parcels of 5 acres or less in any land use category.

In an effort to monitor the effectiveness of these water conservation measures, each annual update of the Growth Management Ordinance will include data to indicate if the water use rate per dwelling unit is trending downward. If progress toward water conservation targets is not evident, further growth limitations will be recommended.

Surface Water. The topography of the site is gently to moderately sloping. Standard drainage and erosion control measures would be required for the proposed project and would provide sufficient measures to adequately protect surface water quality (refer to Section 6). No additional measures are

considered necessary and potential water quality impacts are either insignificant or will be reduced to less than significant levels.

Mitigation/Conclusion. To conserve water, the project will be subject to the County's Title 19 (Building and Construction Ordinance, Sec. 19.20.240), which requires the following water-conserving fixtures for domestic use: toilets limited to 1.6 gallons/flush; showerheads and faucets limited to 2.75 gallons/ minute; spas and hot tubs shall use recirculating systems; and water supply piping shall be installed so each dwelling unit may be served by a separate water meter. Also, all new development will be subject to incorporating a range of indoor and outdoor water conservation measures at the time specific building permits are requested. Based on the above discussion, and implementation of required water conservation measures, water impacts would be reduced to insignificance and no further measures are necessary.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project was reviewed for consistency with policy and regulatory documents relating to the environment and appropriate land use (e.g. County Land Use Ordinance, and the South County Area Plan). The project was found to be consistent with these documents. The proposed project is not within or adjacent to a Habitat Conservation Plan area.

The surrounding land uses are as follows: North - Residential Single Family/single-family residences; South - Residential Suburban/single-family residences; East - Residential Single Family/single-family residences; West - Residential Suburban/single-family residences. The proposed project is compatible with these surrounding uses because it is a subdivision of one 2.5-acre parcel into 7 parcels, for the future sale and development of six parcels (one parcel currently developed).

Mitigation/Conclusion. No inconsistencies were identified; therefore, no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

☐
☐
☒
☐

- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*

☐
☒
☐
☐

- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

☐
☐
☒
☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with a ☒) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	None
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry	Not Applicable
<input checked="" type="checkbox"/>	Charter Communications	In File**
<input checked="" type="checkbox"/>	Nipomo Community Services District	In File**
<input checked="" type="checkbox"/>	Other <u>Pacific Bell</u>	In File**
<input checked="" type="checkbox"/>	Other <u>County Parks & Recreation</u>	Attached

** "No comment" or "No concerns"-type responses are usually not attached

The following checked (☒) reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> South County (Inland) Area Plan and Update EIR
<u>County documents</u>	<input checked="" type="checkbox"/> South County Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input checked="" type="checkbox"/> Other <u>Draft Resource Capacity Study</u>
<input checked="" type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

5-37

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

J.M. McGillis. July 24, 2004. 2003-003277 Tr. 2523, *Preliminary Grading Plan*.

Exhibit B - Mitigation Summary Table

Air Quality

- AQ-1 During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures:
- a. Reduce the amount of disturbed area where possible;
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
 - c. All dirt stock-pile areas should be sprayed daily as needed;
 - d. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities;
 - e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast germinating native grass seed and watered until vegetation is established;
 - f. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
 - g. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
 - h. Vehicle speeds for all construction vehicles shall not exceed 15 miles per hour on any unpaved surface at the construction site;
 - i. All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
 - j. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or trucks and equipment leaving the site shall be washed off;
 - k. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads, and water sweepers with reclaimed water shall be used where feasible;
 - l. All PM10 mitigation measures required shall be shown on grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

Population/Housing

- P-1 **Prior to recordation of the final map**, the applicant shall pay an affordable housing mitigation fee of 3.5 percent of the adopted Public Facility Fee. This fee will not apply to any county-recognized affordable housing included within the project.

Recreation

- R-1 **Prior to recordation of final map**, the applicant shall pay all applicable Quimby and Building Division Fees.

Wastewater

WW-1 Prior to recordation of the final map, the applicant shall submit a final "will-serve" letter from the Nipomo Community Services District to the Department of Environmental Health.

Water

W-1 Prior to approval of tract improvements, the applicant shall show how the initial landscaping will have low-water requirements. As applicable, at a minimum the following shall be used: (1) all common area and residential irrigation shall employ low water use techniques (e.g., drip irrigation); (2) residential irrigation shall not exceed 50 percent lawn surface with remaining landscaping being drought-tolerant and having low water requirements (e.g. use of native vegetation, etc.); (3) all common area landscaping shall use no turf or other water intensive groundcover and will use ornamental native plants where feasible.

All water fixtures installed (including showers, faucets, etc.) that are not specified in the Uniform Plumbing Code shall be of "ultra low flow" design, where applicable. Water using appliances (e.g., dishwashers, clothes washers, etc.) shall be of high water efficiency design. These shall be shown on all applicable plans prior to construction permit issuance.

W-2 Prior to recordation of the final map, the applicant shall submit a "will-serve" letter from the Nipomo Community Services District to the Department of Environmental Health.



SF 5-40 181
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

JUN 24 2004

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

6/24/04

FROM

PW

FROM
LO

South Co. Team

(Please direct response to the above)

Schaefer

SUB 2003-00327

Project Name and Number

Development Review Section (Phone: 781-788-2009) ()

PROJECT DESCRIPTION:

TR MAP in Nipomo Subdivide
2.5 acres into 7 lots. 6 @ 10,000 sq. ft. & 1
@ 25,000 sq. ft. West of Hwy. 101.

Return this letter with your comments attached no later than:

7/9/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒

YES

(Please go on to Part II)

☐

NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒

NO

(Please go on to Part III)

☐

YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECOMMEND APPROVAL - STOPS ATTACHED

03 Aug 2004

Date

Goodman

Name

6252

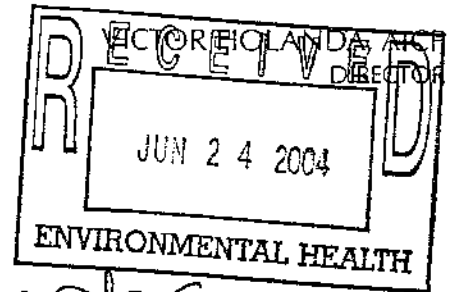
Phone



5-41 18
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

planner?
TRACT # 2523

THIS IS A NEW PROJECT REFERRAL



DATE:

TO:

FROM:

6/24/04
Env. Health
South Co. Team
(Please direct response to the above)

Schaefer
SUB 2003-00327
Project Name and Number

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION:

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____ NO (Please go on to Part III)
____ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

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SEE ATTACHED.

Date

Name

RECEIVED

JUN 30 2004

Phone

Planning & Bldg



5-47
County of San Luis Obispo • Public Health Department

Environmental Health Services

2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
(805) 781-5544 • FAX (805) 781-4211

Gregory Thomas, M.D., M.P.H.
County Health Officer
Public Health Director

Curtis A. Batson, R.E.H.S.
Director

April 9, 2004

James Michael McGillis
P.O. Box 709
New Harmony, UT 84757-0709

ATTN: J.M. McGillis
RE: TENTATIVE TRACT MAP 2523 (Shaefer)

Water Supply and Wastewater Disposal

This office is in receipt of a preliminary will serve letter from the Nipomo Community Services District to provide water and sewer services to the above noted tract map. Be advised that a final will serve letter and a full size map will be required prior to final recordation.

TRACT 2523 is approved for Health Agency subdivision map processing.

Laurie A. Salo

LAURIE A. SALO, R.E.H.S.
Senior Environmental Health Specialist
Land Use Section

c Kami Griffin, County Planning
NCSD
Wil Shaefer, Owner



5-43
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

Planner?

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE:

6/24/04

TRACT 2523

JUN 30 2004

TO:

Nipomo CSD

Schaefer

Planning & Bldg

FROM:

South Co. Team

SUB 2003-00327

(Please direct response to the above)

Project Name and Number

Development Review Section (Phone: 781- 788-2009) ()

PROJECT DESCRIPTION:

TR MAP in Nipomo Subdivide
2.5 acres into 7 lots. 6 @ 10,000 sq. ft. & 1
@ 25,000 sq. ft. West of Hwy. 101.

Return this letter with your comments attached no later than:

7/9/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL

RECEIVED
 JUN 25 2004

Date

6-25-04

Name

D Jones

Phone

929-7133



5-44 18
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

JUL 07 2004

VICTOR HOLANDA, AICP
DIRECTOR

Planning & Bldg
THIS IS A NEW PROJECT REFERRAL

DATE:

From:

To:

6/24/04 07/06/04

Parks

South Co. Team

(Please direct response to the above)

Schaefer

SUB 2003-00327

Project Name and Number

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION:

TR MAP in Nipomo Subdivide
2.5 acres into 7 lots. 6 @ 10,000 sq. ft. & 1
@ 25,000 sq. ft. West of Hwy. 101

Return this letter with your comments attached no later than:

7/9/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒

YES (Please go on to Part II)

☐

NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒

NO (Please go on to Part III)

☐

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

REQ. Quimby FEES and applicable Building
Division FEES.

07/06/04

Date

Jim Di'Leo

Name

4089

Phone

**DEVELOPER'S STATEMENT FOR THE
SCHAEFER TRACT MAP; SUB2003-00327 TR2523**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

POPULATION/HOUSING

P-1 Prior to recordation of the final map, the applicant shall pay an affordable housing mitigation fee of 3.5 percent of the adopted Public Facility Fee. This fee will not apply to any county-recognized affordable housing included within the project.

Monitoring: The Department of Planning and Building shall verify fee payment

RECREATION

R-1 Prior to recordation of final map, the applicant shall pay all applicable Quimby and Building Division Fees.

Monitoring: The Department of Planning and Building shall verify fee payment

WASTEWATER

WW-1 Prior to recordation of the final map, the applicant shall submit a final "will-serve" letter from the Nipomo Community Services District to the Department of Environmental Health.

Monitoring: The Department of Planning and Building shall verify receipt of "will-serve" letter by the Department of Environmental Health.

WATER

W-1 Prior to approval of tract improvements, the applicant shall show how the initial landscaping will have low-water requirements. As applicable, at a minimum the following shall be used: (1) all common area and residential irrigation shall employ low water use techniques (e.g., drip irrigation); (2) residential irrigation shall not exceed 50

percent lawn surface with remaining landscaping being drought-tolerant and having low water requirements (e.g. use of native vegetation, etc.); (3) all common area landscaping shall use no turf or other water intensive groundcover and will use ornamental native plants where feasible.

All water fixtures installed (including showers, faucets, etc.) that are not specified in the Uniform Plumbing Code shall be of "ultra low flow" design, where applicable. Water using appliances (e.g., dishwashers, clothes washers, etc.) shall be of high water efficiency design. These shall be shown on all applicable plans prior to construction permit issuance.

Monitoring: The Department of Planning and Building shall verify low-water requirements on tract improvement plans.

W-2 Prior to recordation of the final map, the applicant shall submit a "will-serve" letter from the Nipomo Community Services District to the Department of Environmental Health.

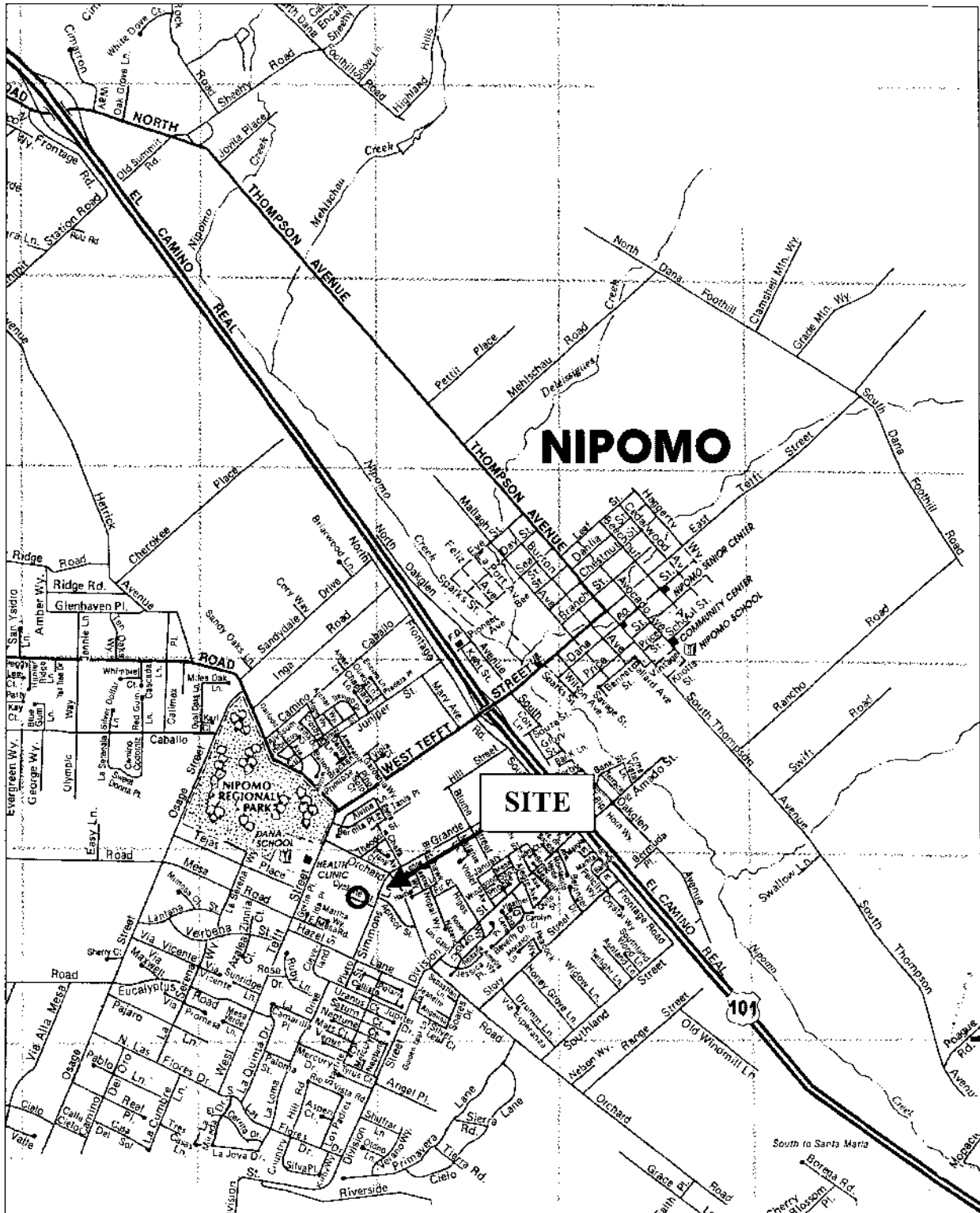
Monitoring: The Department of Planning and Building shall verify receipt of "will-serve" letter to Environmental Health.

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

William R. Schaefer
Signature of Owner(s)
Virginia Schaefer

2-5-05
Date

WILLIAM R. SCHAEFER
Name (Print)
VIRGINIA SCHAEFER

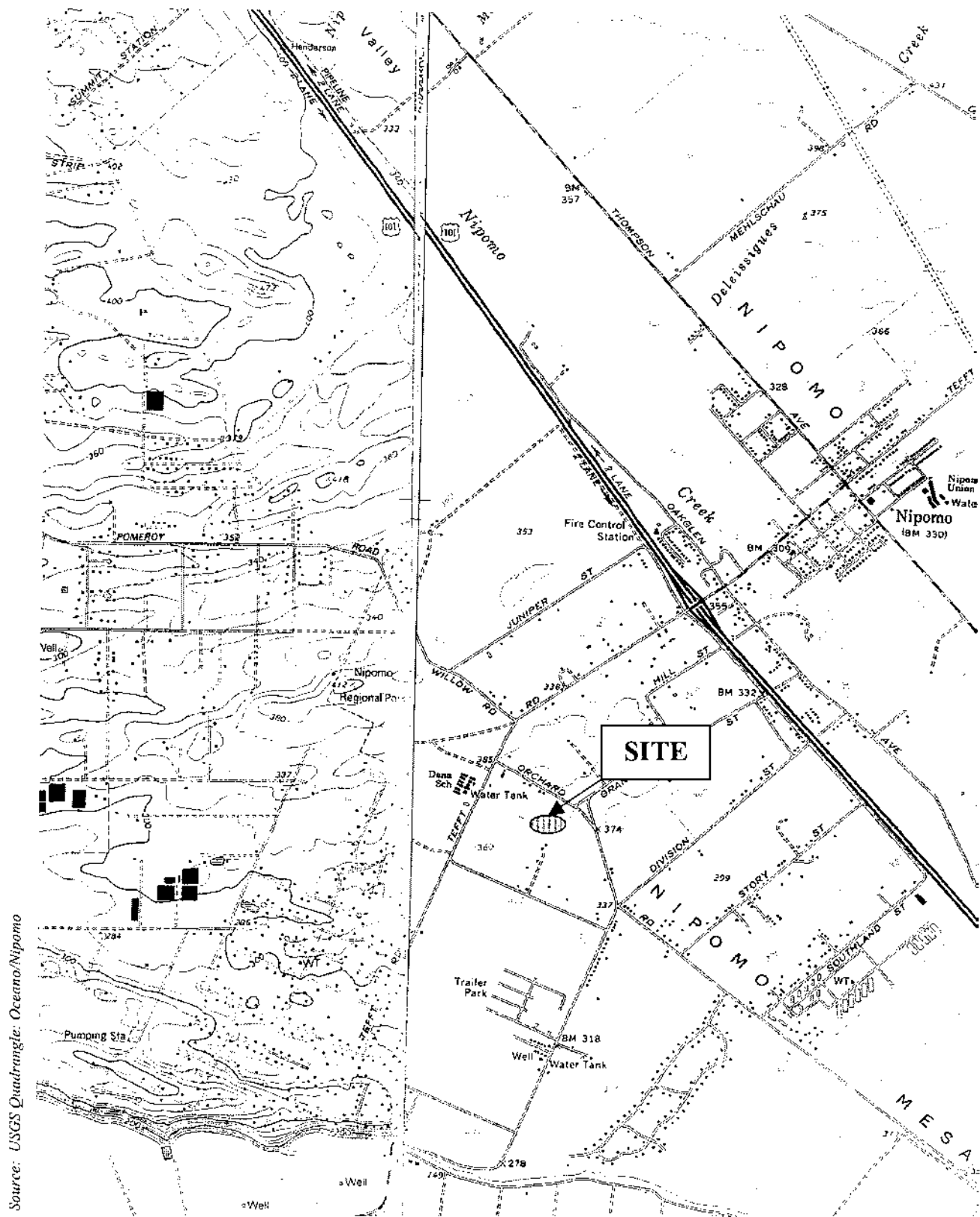


Source: Compass Maps



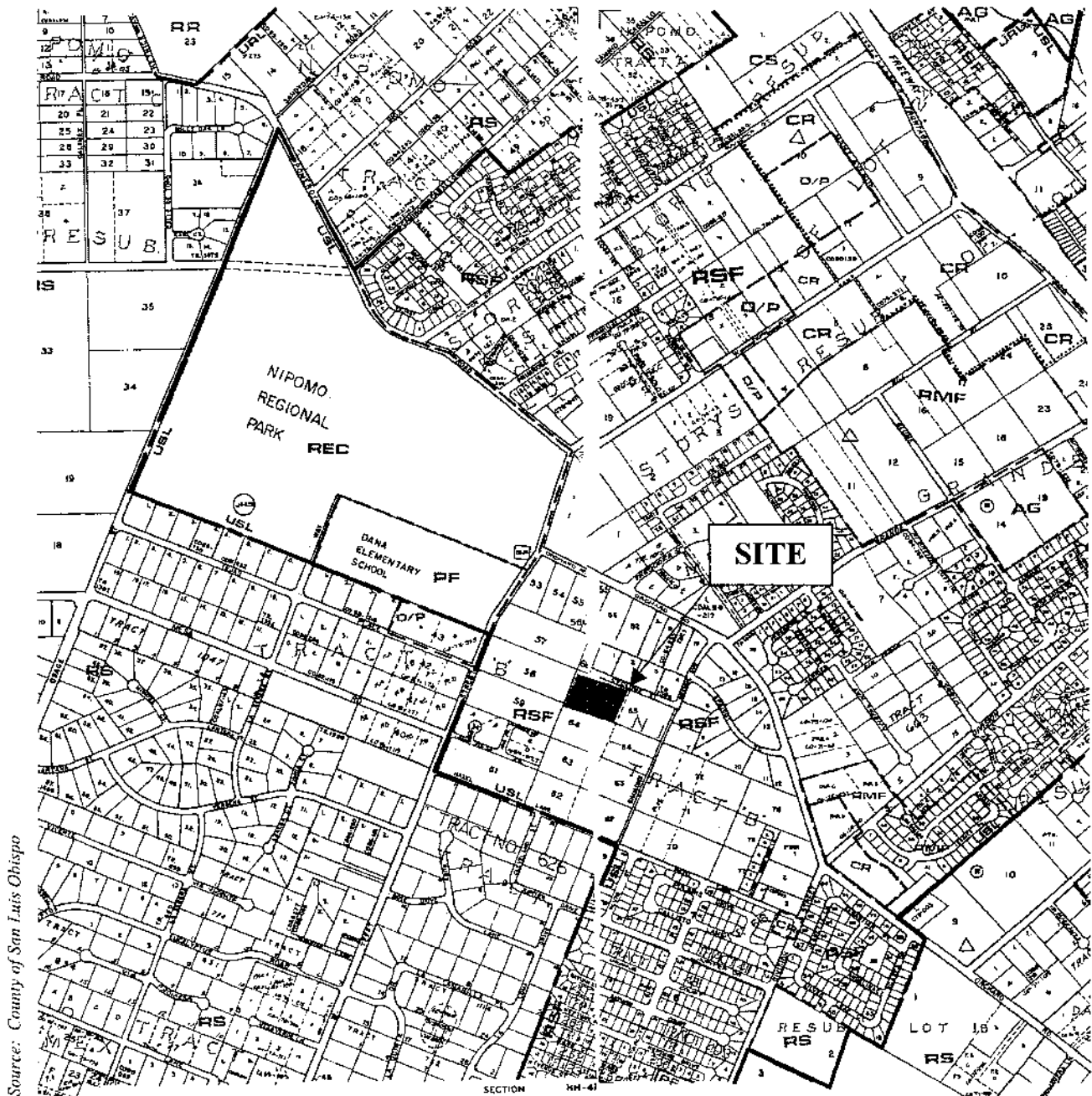
NORTH
Not to Scale

VICINITY MAP
FIGURE 1



NORTH
Not to Scale

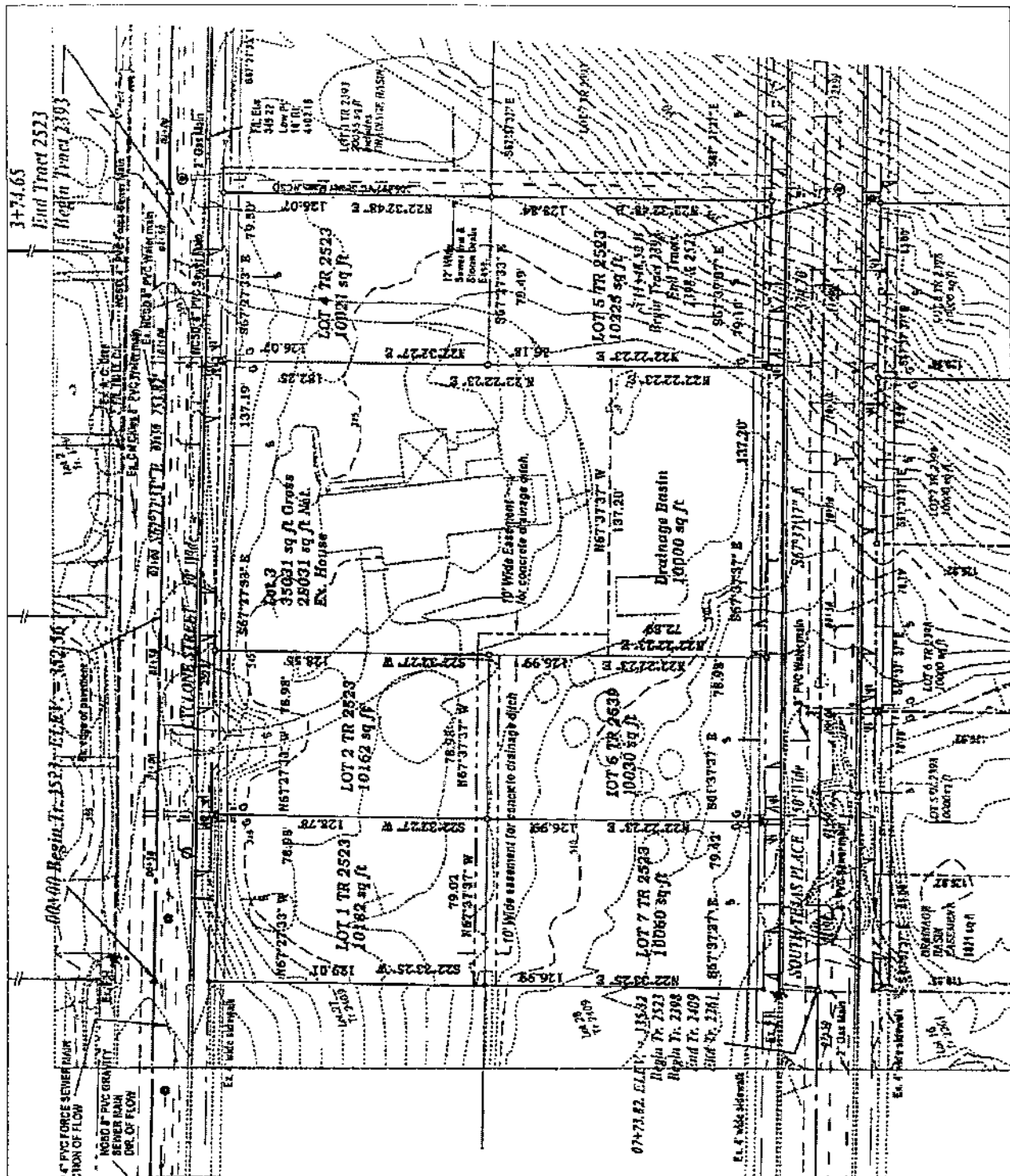
USGS LOCATION MAP
FIGURE 2



NORTH
Not to Scale

**LAND USE CATEGORY
FIGURE 3**

Source: James Michael McGillis



NORTH
Not to Scale

**TRACT MAP
FIGURE 4**



Photo 1:

Viewing southwest
across the proposed
project site.
Note adjacent single-
family residences.



Photo 2:

Viewing northeast
across the proposed
project site.
Residence located on
proposed Lot 3.

**PHOTO DOCUMENTATION
FIGURE 5**

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